

**Situs : 52 LESTER RD**

**Parcel ID: 178-247**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
LEONARD KEVIN  
52 LESTER RD  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 185  
Alternate ID 8  
Vol / Pg 49593/135  
District  
Zoning R1C  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,125			96,530

Total Acres: .3013  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	96,500	96,500	0	84,300
Building	212,400	245,400	0	220,400
<b>Total</b>	<b>308,900</b>	<b>341,900</b>	<b>0</b>	<b>304,700</b>

**Manual Override Reason**  
Base Date of Value 1/1/2020  
Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH  
Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
08/18/20	JR	Field Review	Other
12/04/18	CP	Field Review	Other
05/17/18	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/07/17	B68066	4,500	ROOF/NEW Replace Kit Cabs, New Plumbing &	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/16/18	306,000	Land + Bldg	Valid Sale	49593/135	Quit Claim	LEONARD KEVIN
09/01/17	170,000	Land + Bldg	Repossession	48885/267	Foreclosure	MCLAUGHLIN JAMES F
06/16/98		Land + Bldg	Family Sale	16301/334		
12/01/91	95,000	Land + Bldg	Family Sale			
03/01/82	46,500	Land + Bldg				

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	1990
<b>Attic</b>	None	<b>Year Remodeled</b>	2018
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>	Modern	<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

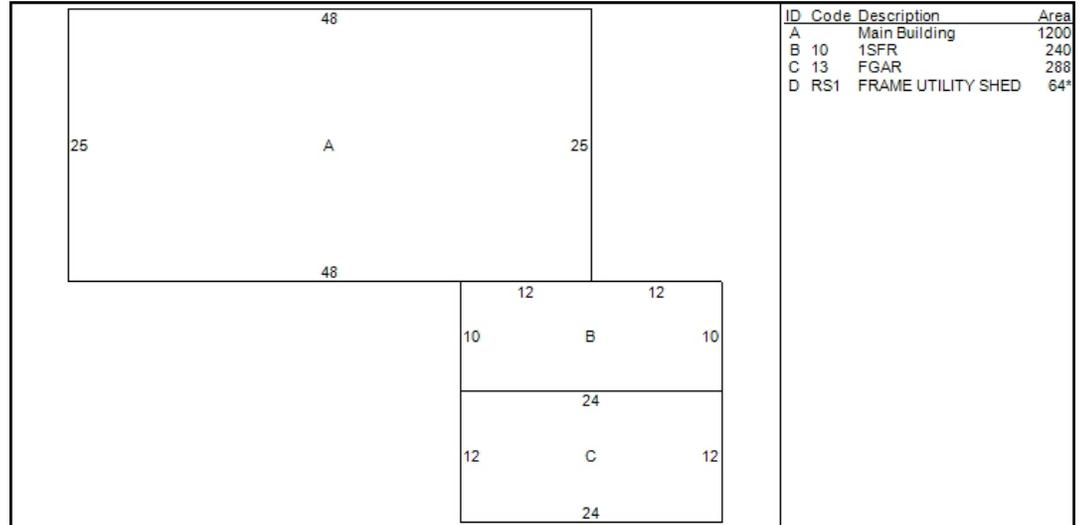
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	245,087	<b>% Good</b>	82
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	7,338	<b>Functional</b>	
<b>Heating</b>	6,682	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	274,530	<b>Additions</b>	19,840
<b>Ground Floor Area</b>	1,200		
<b>Total Living Area</b>	1,440	<b>Dwelling Value</b>	244,950

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	2003	C	A	470

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		10			13,530
2		13			6,310